

Saskatchewan
(fold in)

CANADA



Put This
In Your Pocket

ARCHIVES
OF
SASKATCHEWAN

Did It Ever Occur To You?

- Q That very few people living in Pennsylvania fifty years ago had the least idea that the agricultural lands of Illinois would be worth as much as those of Pennsylvania?
- Q That very few people living in Illinois thirty years ago had the least idea that the agricultural lands of Iowa, Eastern Nebraska and Eastern Kansas, would be worth as much as those of Illinois?
- Q That an increase of two million population every year is to be fed and that we must have American Wheat, American Beef and American Pork to do it?
- Q That 200,000 American farmers pushing west every year into Canada means that these cheap lands will soon be worth \$100 per acre?
- Q That Canada land values have more than quadrupled in the last five years and land is in much greater demand to-day than ever before?
- Q That money invested in land is safer and more profitable than money deposited in a bank?
- Q That farmers as well as investors are growing rich on western Canada lands?
- Q That it would be worth while to investigate Canada as a place of investment?

**LAND VALUES ARE STILL LOW
IN SOME SECTIONS BUT ARE
CONSTANTLY ADVANCING.**

¶ There never will be any more land, but there will be millions more people.

¶ This can mean only one thing—constantly increasing land values.

¶ In many sections land prices are very low—far too low—at the present time.

¶ This is your opportunity. Farm values are bound to advance.

¶ Thousands of fortunes have been made in the past through well advised purchases of land.

¶ Millions of fortunes will be made in the future in the same way.

¶ The man who wins is the man who acts.

¶ *Your grandfather told your father, and your father told you, that if he had only purchased real estate years ago, he would have been worth a fortune today. What are you going to tell your son?*

GREATER DEMAND AND BETTER PRICES THAN EVER BEFORE FOR FARM PRODUCTS.

¶ The cities are growing much more rapidly than the country districts.

¶ The consumers are increasing more rapidly than the producers.

¶ Food prices are higher than ever before. These prices are bound to continue to advance—the law of Supply and Demand makes that certain.

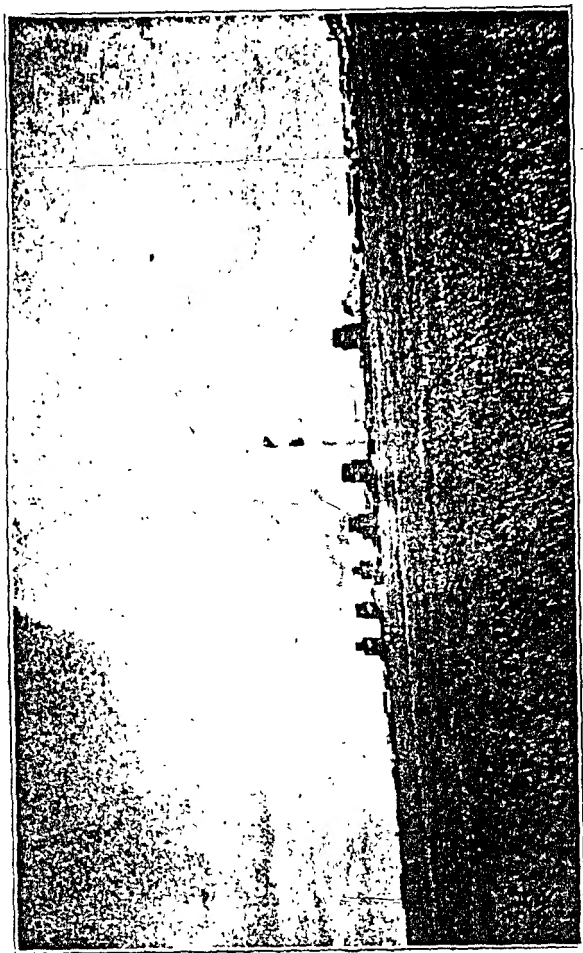
¶ Millions upon millions in the cities, in the factories, and in all the great industries of the country must have food.

¶ This food must come from the farms.

¶ As the demand increases, and it is bound to increase, prices inevitably will advance.

¶ The farmer who makes the most of his opportunity will reap the profit.

¶ Go to Canada with us, purchase land and reap the same increase in profit in land values that you would have received if you had bought lands ten years ago in Iowa, Eastern Nebraska, or Eastern Kansas.



The six elevators at Arcola. The railroad was built into this town only ten years ago.

PROGRESS OF WESTERN CANADA

¶ \$100,000,000 realized on 1911 crop by end of season, with 40% of crop still in farmers' hands, as compared with \$80,000,000 realized in 1910.

¶ Mixed farming is largely on the increase.

¶ Railway extensions in 1911—1459 miles.

¶ Population of cities doubled in 5 years.

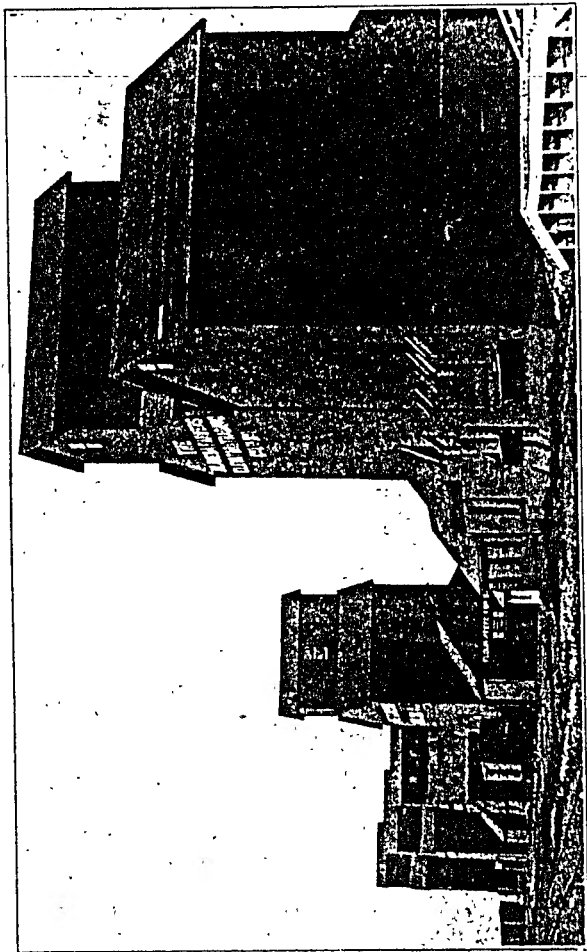
¶ Building operation increased 51% in 1911 over 1910.

¶ Bank clearings increased 27% in 1911 over 1910.

¶ Winnipeg clearings in 1906 were \$100,000,000, while clearings for January, 1912 alone were \$111,000,000.

¶ Customs' duties increased 30% in 1911 over 1910.

¶ The above statistics are sufficient to show what that country is made of, and why we advise our friends to get a share of the spoils.



Showing the five elevators at Alameda. Hundreds of thousands of bushels of grain, wheat, oats, flax and barley are shipped from Alameda every season.

○ Facts Worth Knowing About Canada

GOVERNMENT GRADES WHEAT

¶ If a farmer wants to ship his own grain, it is shipped through Winnipeg, samples are taken of the grain by the Government, and it is graded by the Government graders, samples are put on the market with a number that the buyer does not know, so that he does not know whether he is buying grain from an elevator company or from a farmer, so that the farmer has just as good a chance to get the good price as the big dealer. A sample of that car is kept by the Government so if the farmer does not feel satisfied that he is getting the right grade he can request to have it re-graded.

GOVERNMENT FARMERS' ELEVATORS

¶ If farmers want to organize a farmers' elevator, the Government will furnish 85% of the money to build the elevator and furnish a man to run the business free of expense to the farmers.

GOVERNMENT SUPERVISION WHEAT CARS

¶ To get cars in which to ship grain all parties have to register with the depot agent and can't apply at one time for more than one car and that car has to be loaded before he can make application for another car, so the farmer has the same chance to get a car as the big operator.

GOVERNMENT FURNISHES SEED GRAIN

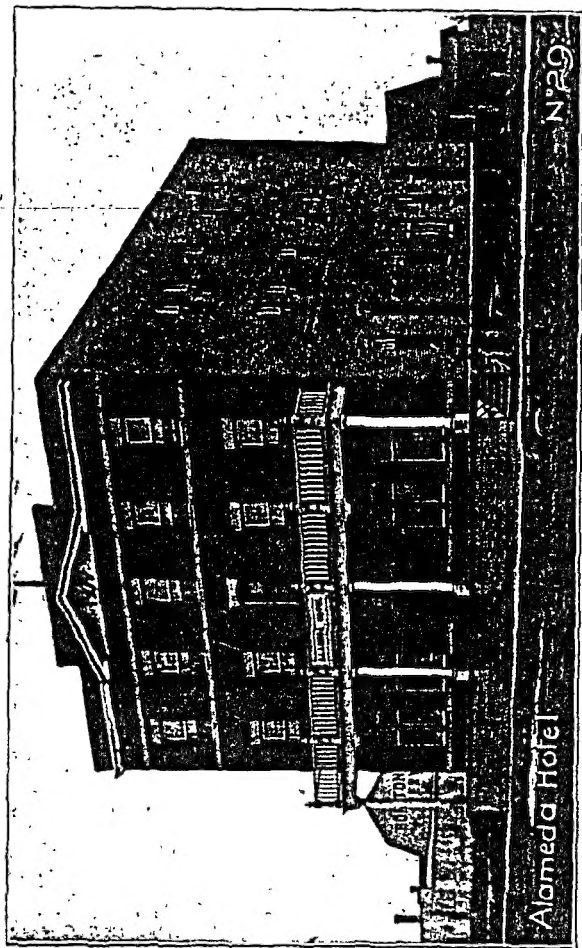
¶ If the farmer has not the money to buy his seed grain, the Government will furnish it for him at the market price and will take a lien on the crop to pay for the seed with interest at 6%.

GOVERNMENT AIDS DAIRY HERDS

¶ If a farmer wants some milch cows and has not the money to pay for them, the Government will lend him 75% of the money to pay for them and take a mortgage on the cows with interest at 6%.

GOVERNMENT CREAMERIES

¶ The Government owns the creameries and will pay the express on the cream to the creamery and will



Splendid hotel at Alameda. Alameda has also a fine new brick school house, government chartered bank and rural telephone lines.

also pay the express for the return of the empty cans. Account is kept of the running expenses of the creamery and the farmer is paid for his cream the actual net price. In the six summer months of 1911 the farmers got 27.3 cents for their butter fat.

EARLY MOISTURE

¶ Frost penetrates to about 3 or 4 feet and the average amount of snow is 10 inches on the level. The melting of the snow and frost gradually coming up from below, supplies the moisture needed for starting the seed. This followed by the rains during the growing season and the cool nights and warm days, create an ideal condition for the growing of small grain.

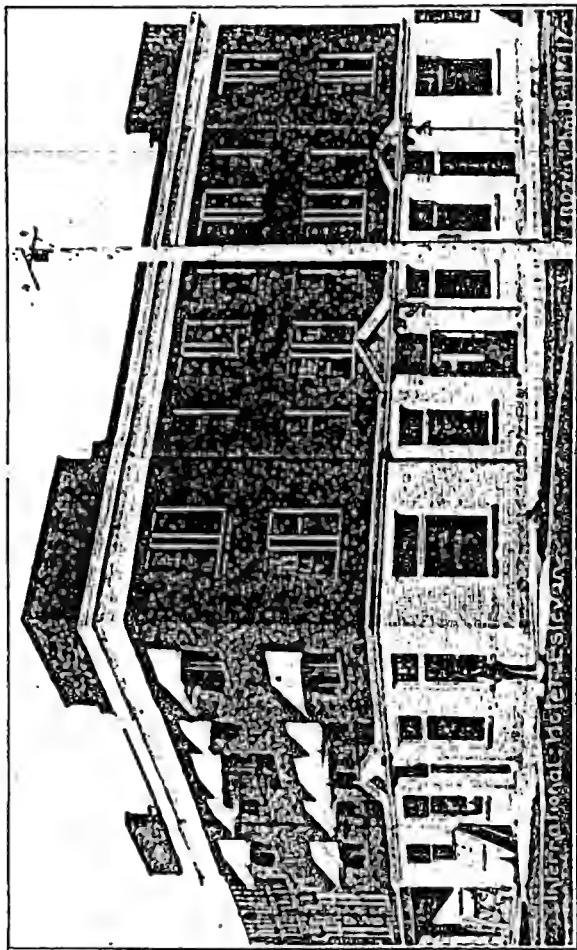
ALFALFA

¶ The soil we have on our lands is very much the same as the soil on the good alfalfa lands in Nebraska, having practically the same clay sub-soil. Alfalfa with us is not a theory, we can show you different fields of it on which is a good stand. Alfalfa in our country can be cut twice, making an average of a ton to the cutting. Farmers in our part of Canada will, in a short time, rest their land, not by summer fallowing, but by sowing alfalfa, adding to the fertility of the soil, at the same time adding to their bank accounts.

HOGS

¶ When you ask farmers how they are going to raise hogs without corn, you will be told that the labor that it takes to make an acre of corn, will produce 10 to 15 acres of barley, which, in the Arcola-Alameda District, means many more hundred pounds of grain than can be obtained from the same area of corn anywhere; and the hogs fed on dairy waste and pasture, finished with crushed barley and wheat will produce better hams and bacon than corn fed hogs.

Hogs fed on alfalfa, wheat, barley, and other grains are never victims of cholera and the quality is much superior to corn fed pork.



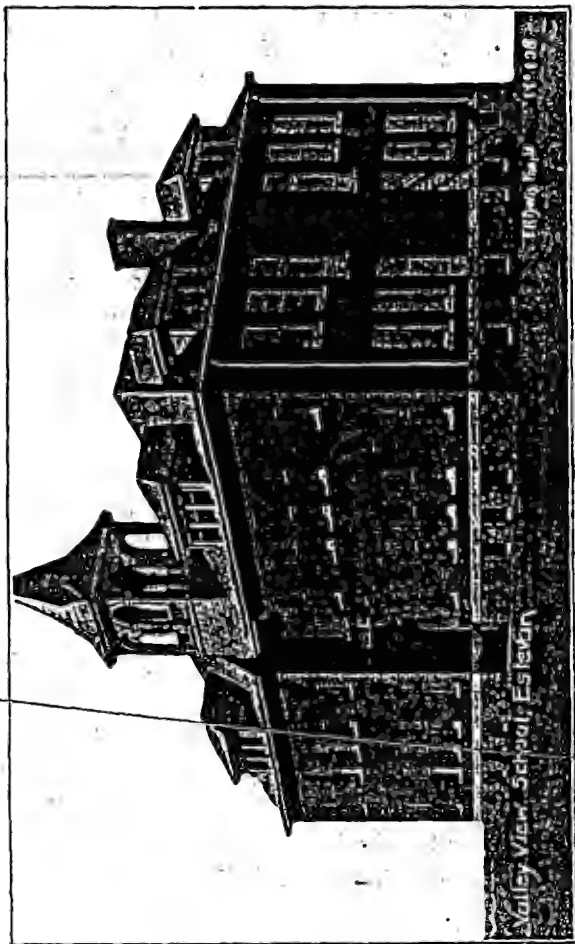
One of the three splendid hotels at Estevan. Wholesale houses and factories are being installed.

ESTEVAN.

THE COAL TOWN OF SOUTHERN SASKATCHEWAN

"A western city today which is attracting great attention from manufacturers, business men and investors is Estevan, situated 392 miles southwest of Winnipeg and near the southern boundary of Saskatchewan. The secret of this town's progress is, of course, its rich coal belt. It stands in the center of the largest coal area in Saskatchewan. Lying near the surface there are many billions of tons of coal, mined at the low cost of 93 c. a ton. This coal, though of a lignitic nature, is quite serviceable for steam purposes and hundreds of thousands of tons of it are shipped each year to Winnipeg and other western cities. There are at present twelve mines in operation at Estevan and this number will be greatly accelerated when the Saskatchewan government has established their big briquetting plant by which they will convert coal into a form as good as anthracite, so it is claimed.

There are big enterprises being planned today in connection with Estevan and one of the most considerable is that of the Saskatchewan government which, it is said, is thinking of establishing a huge power plant at Estevan for distribution of electric energy throughout the entire southern portion of Saskatchewan. It is given as a fact that power can be produced from Estevan's coal cheaper than at Niagara Falls.



\$30,000.00 school-house at Estevan, Canada. Canada's school system is the most thorough on the continent.

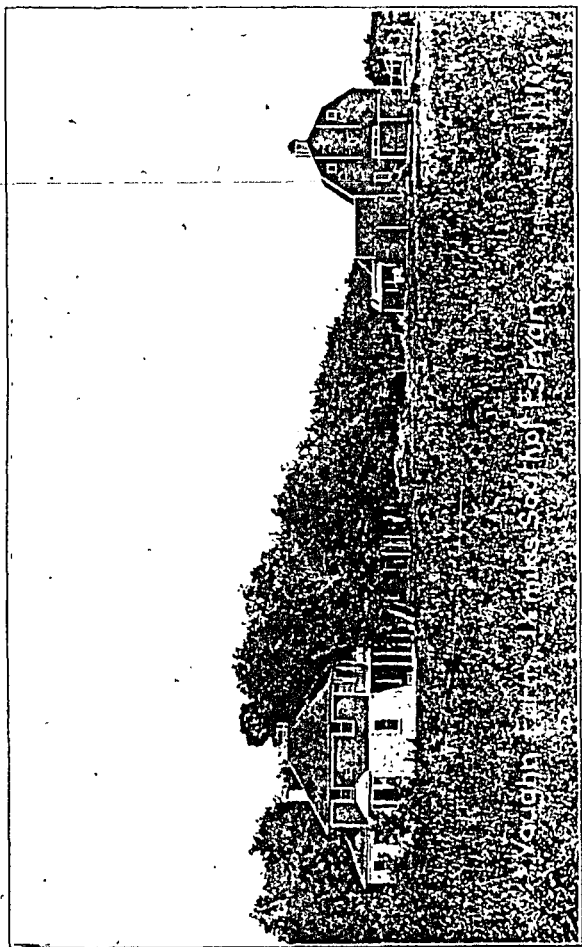
Another source of great industrial wealth to Estevan is the rich clay belt upon which the town stands. From this clay pressed bricks are made that are as good as any manufactured in Canada. Last year the output was nine million bricks. To the north of Estevan lies a rich farming country. With its huge coal area, rich clay belt, extensive natural gas fields and splendid farming country, Estevan is attracting the interest of business men and investors in western Canada. This little coal town whose present population is over 2,300, will develop into one of the most important manufacturing cities in the west."

—Extract from Manitoba Free Press.

SCHOOLS.

Education is compulsory and free public schools are maintained throughout the country. Two sections in each Township throughout the West have been reserved by the Government and set aside as school lands, the proceeds of which, when disposed of, go into the School Fund which is used for the establishment of district schools throughout the country.

Country school districts may be formed wherever twelve children may be located within a radius of five miles square, and these schools afford the best elementary education possible to be obtained, while in most of the towns, schools with high school departments are maintained, thus affording the means, close to home, to those desiring to have a complete education.



One of the many splendid farm homes in the Arcola-Estevan-Alameda District. Here are
 same kind of houses and big red barns that you see in Illinois and Iowa. C

LAND TITLES.

The titles to these lands are under what is known as the Torrens system. The Government issues the Certificate of Title direct in the first instance, and in case of each subsequent transfer, the Certificate is surrendered to the Government with a properly executed transfer in favor of the new owner and the Government cancels the old Certificate and issues a new one in its stead. These Titles are extremely simple; no lengthy abstracts and examinations are necessary. The Certificate of Title issued by the Government is absolute evidence of the condition of the Title and no instrument can be registered against the land without the surrender of the Certificate to the Government, in order that notice of such instrument may be noted thereon by the Land Titles Office.

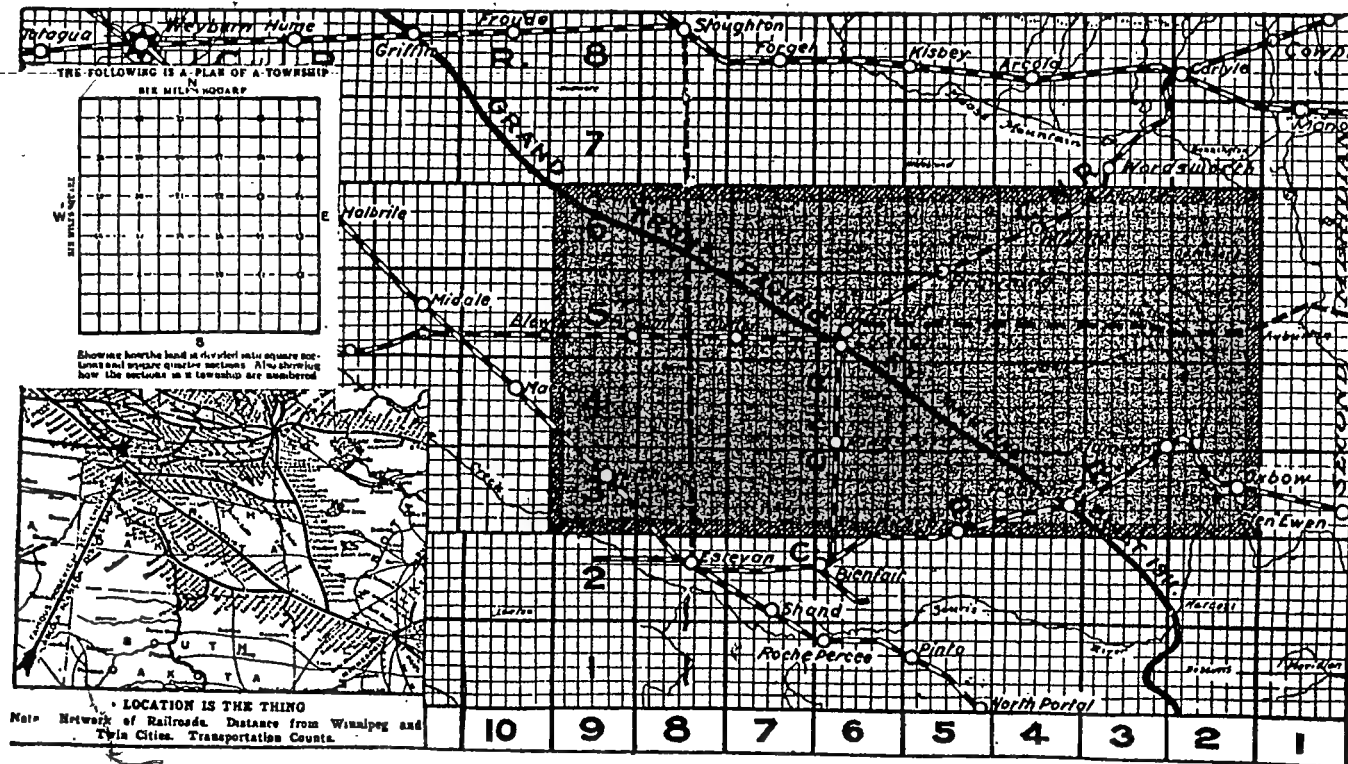
TAXES.

Taxes are levied for local improvement and school maintenance purposes only, and until such times as the land is brought into a school district, taxes are merely nominal, seldom amounting to more than \$8.00 or \$10.00 per Quarter Section, per year. When school districts are established, the rate is slightly increased, but this increase is always welcomed by the settler, developer, and speculator alike, for this improvement is worth many times to the land the small amount of tax involved.

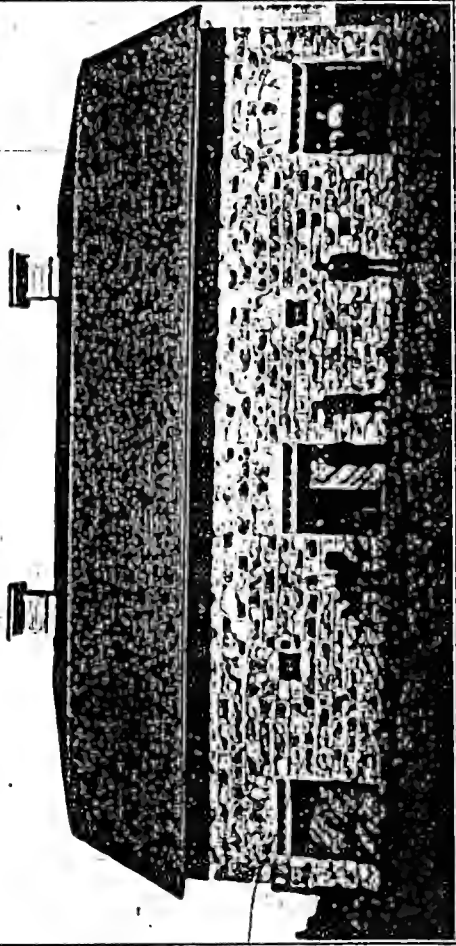
Famous Arcola-Alameda District

Southeastern Saskatchewan, - - - - - Canada

Improved Farms. Send for Special Lists



This Map and these Pictures tell the Story. Come with us and See the Best.



George Anderson's barn, 36x68, 14 miles north of Alameda. Mr. Anderson took this farm as a homestead.

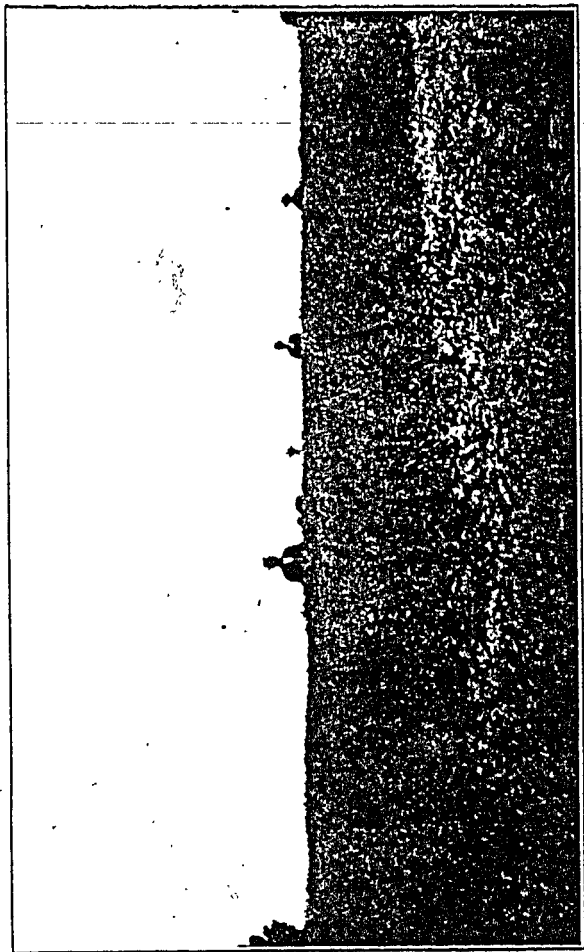
CLIMATE.

Questions of climate are generally about the first asked in connection with the Canadian Northwest,

The winters are cold, but clear and bracing, and all that is necessary to thoroughly enjoy and benefit in health by them is to adopt the custom of the country and provide warm clothing when it is necessary to be subjected to any unusual exposure. Farmers often have teams working the ground in the fields up into November, and spring work in the fields opens up at latest in April and often much earlier, so that it will be seen that the severe part of the winter is not after all unusually long. The spring, summer, and fall seasons leave nothing to be desired. The beautifully clear, bracing atmosphere with the long, warm days in summer and cool nights, create conditions envied by most health resorts.

ANOTHER WORD ABOUT THE WINTER.

During those winter months, when the working of the farm is at a standstill, the question of occupation and employment of one's time arises. Here it can be said that the railroads make cheap rates for the purpose of permitting settlers to revisit their old homes, and many use this opportunity. Others feeling there is not sufficient employment around their farms during this season, feel like augmenting their



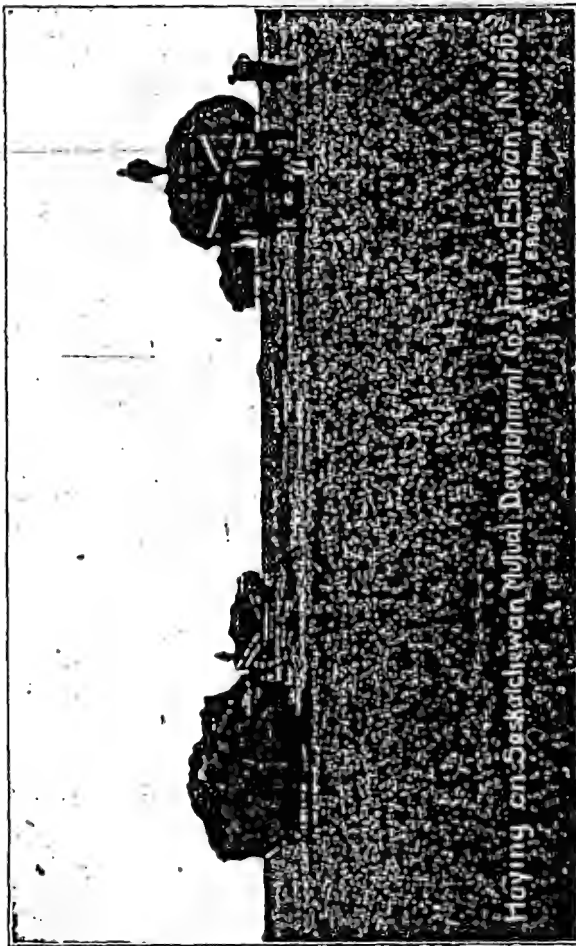
One of George Anderson's oat fields, 1908, estimated 90 bushels to the acre
by Kansas men.

income as much as possible from outside sources and thus further the development of the farm or home to that much greater extent, and to this latter class it can be said that the logging districts in the central and northern parts of Saskatchewan and Alberta offer winter employment for both men and teams at good wages, while the new railroads constantly being built also offer employment in certain departments for men with or without outfits. A little farther away, but withal a pleasant and educational trip, is the Coast country in British Columbia, where the winters are mild and soft, and employment in most any line may be readily had.

Of course, the settler with his farm completely improved and stocked can always, if desired, employ himself at home during the winter to advantage, doing necessary repairs and looking after his live stock and in other ways preparing for the active farming season. Besides this, dairying has been very profitable, and also the demand for well-fed beef cattle early in the spring has offered good paying winter occupation to the farmer putting in his time in preparing them for this early market.

FURTHER FACTS OF INTEREST

Some people not acquainted with the Canadian Northwest may feel that settling in this comparatively new country involves more or less pioneering. To the reader of the pictures on the foregoing pages, however, enough has already been said to show that



Beautiful lay of land in the Arcola-Estevan-Alameda District, with the heavy growth of virgin, native grass.

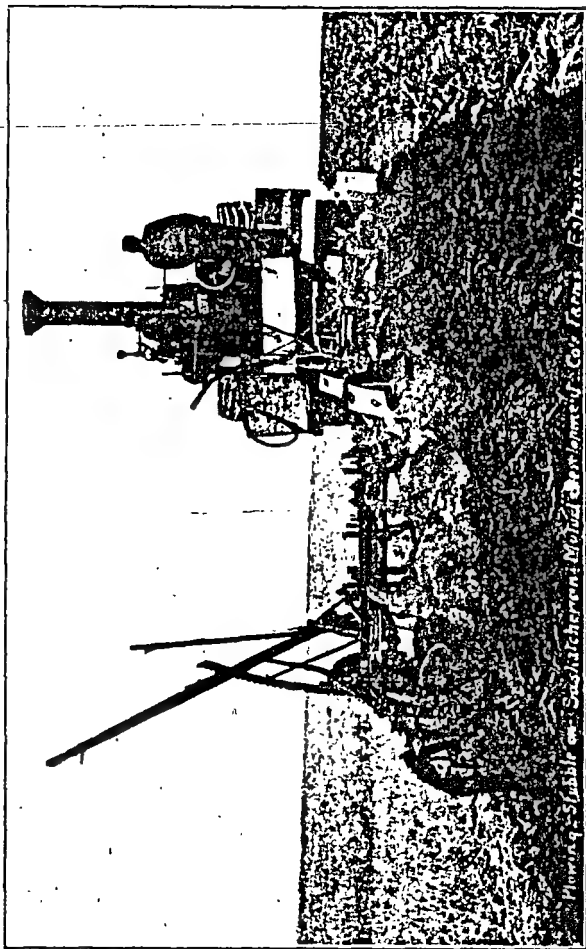
while the Arcola-Alameda District, S. E. Saskatchewan, yet comparatively new, has developed at a rate hitherto unequalled in any district which has ever opened up, and most all of the institutions of business and social life are here in full sway.

TELEPHONES.

Long distance telephone service, connecting most of the towns, is operated by the Provincial Governments, and local telephone companies are rapidly being formed, giving the best of service to the towns and farming communities surrounding, at very reasonable rates.

ROADS.

Owing to the nature of the soil, the road making has been rendered easy. By plowing and thoroughly harrowing and leveling down, a good road is made which is hard to beat, even where much more work and material are used in the making. Travel throughout the farming districts is thus rendered easy and pleasant, for any kind of vehicle and many automobiles are seen on these thoroughfares and the drivers give high praise to the quality of the roads for their kind of travel.



One of the dozens of steam-plow and gas tractor outfits that are operating in the Arcola-Estevan-Alameda District.

SURVEY SYSTEM.

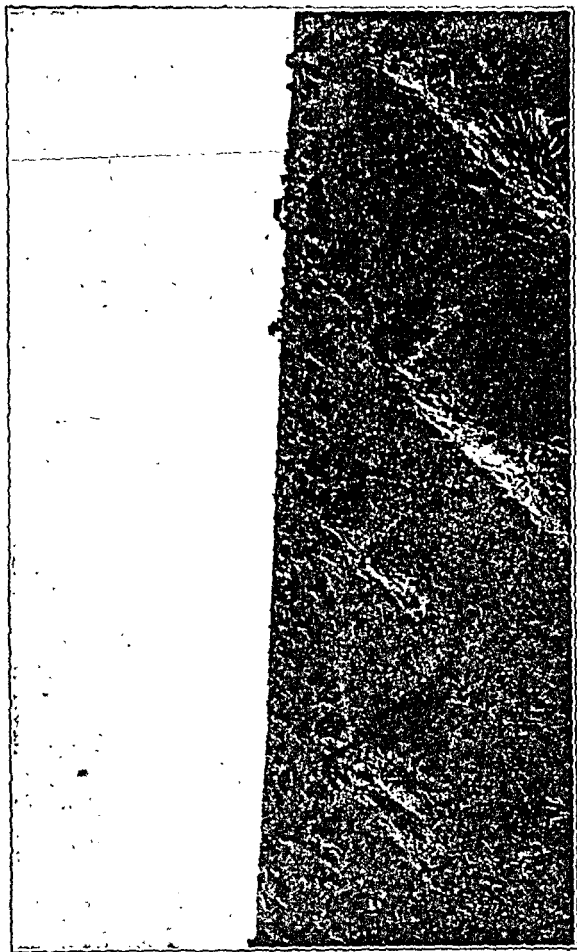
Lands in the Canadian Northwest are surveyed into sections one mile square, containing usually an even 640 acres, though where the survey varies occasionally, this amount of acreage over-runs or under-runs a trifle, but in all cases the purchaser of land pays only for such actual net acreage as he receives.

Every two miles running east and west, and every mile running north and south, provision is made by the Government, at time surveys are made, to leave a strip sixty-six feet wide for road allowance purposes. In this way the owner of land owns the actual net acreage called for in his Certificate of Title, and the roads are given by the Government.

SOIL INEXHAUSTIBLE.

"The possibilities of Southeastern Saskatchewan cannot be better shown than by instancing the results of tests made at the Experimental Farm at Indian Head. A dozen distinct varieties of wheat, sown in mid April were cut in 130 days and yielded an average of forty-three bushels to the acre. Six reasons may be given for the exceptionally favorable conditions awaiting the grower of wheat in Saskatchewan:

1. The soil is almost inexhaustible in its fertility.



Showing the heavy stand of wheat in the Alameda District in 1911 and the beautiful, undulating nature of the land.

2. The climate brings the wheat plant to fruition very quickly.

3. The northern latitude gives the wheat more sunshine during the period of growth than is furnished by the districts farther south.

4. Cyclones never occur.

5. There is utter absence of rust.

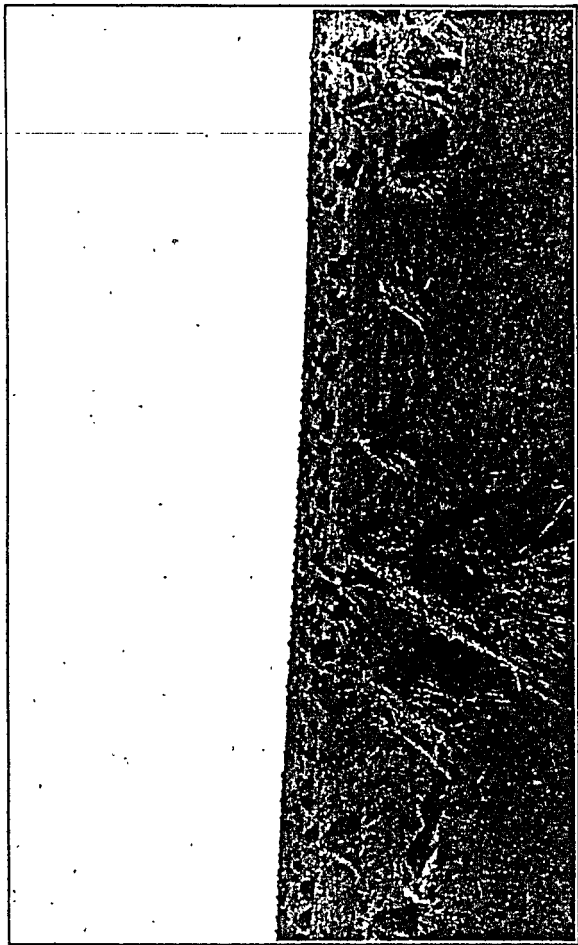
6. Insect foes are unknown."

—Canada Govt. Book "The Last Best West," page 20

**BUY A FARM IN THE FAMOUS AND
CELEBRATED ARCOLA-ALAMEDA
DISTRICT, S. E. SASKATCHEWAN,
CANADA.**

Bread for the world. Where the gas tractor does the work. Big red barns. Fine homes. Good soil. Pure water. The climate that makes the world's standard of hard wheat. Where a single crop often pays for the Land on which it was grown.

We are offering well improved and unimproved wheat, oats and flax farms in one of the best improved and surest districts in Canada. Without a doubt, this district has the best railroad facilities of any portion of the Canadian Northwest; these railroads are not on paper, they have been built and are in operation, and all our farms are but a short distance from railway and shipping points.



A heavy crop of oats in 1911 in the Alameda District.

This district has the finest of a rich, fertile, black to a rich chocolate, vegetable loam soil on a good clay subsoil. The surface is level to gently undulating and is a steam-plow proposition. There is an inexhaustible supply of the purest of well water for domestic purposes at 16 to 40 feet.

All of these farms are near thriving little cities with from three (3) to six (6) big elevators; Canadian Government chartered banks; fine new brick school-houses, churches, good hotels. The country roads are well worked; rural schools are all organized and built; government trunk telephone lines thoroughly cover all sections where these properties are located and are connected with all long distance lines in Saskatchewan and Manitoba.

We came into this district many years ago and are in position to offer these highly improved properties practically as cheap and on as easy terms as other firms are selling the raw, unimproved lands for in other districts with neither any better soil nor as good social or improved conditions as we offer in this section.

This district is but a short distance from the great coal and natural gas fields, with a two hundred pound per square inch pressure, near Estevan and Bienfait, Sask., which insures cheap fuel, and the location of a great manufacturing center.

GOVERNMENT OWNS COAL MINES

¶ If the farmer lives near the coal fields he can get a permit from the Government to go to the field and dig his own coal free of cost; this is, of course, where the mine is not leased and there are many of them

that are not in operation. Under contract with the Government the mines supply the farmer with coal at \$1.50 per ton at Estevan or Bienfait.

GOVERNMENT SCHOOL FUND

¶ The Government pays 8 cents per pupil per school day to the district for the maintenance of the schools.

GOVERNMENT BOARDS OF TRADE

¶ In all the towns there is a Board of Trade to look after the interest of both the farmers and the business of the community and the Government pays the Secretary a salary to do this work.

GOVERNMENT TELEPHONE LINES

¶ The Government owns the trunk lines of the telephones and all the centrals, and when a bunch of farmers want to organize a telephone line, the Government will furnish the poles free of charge laid down at the depot and will also furnish a man to organize the company and get it started free of expense to the company.

BANKING

¶ The banking system in Canada is conducted entirely different from that existing in the United States. The business of the entire country is done by 29 banks, chartered by the Government, with head offices located in Toronto, Quebec, Montreal or Ottawa. Some of these banks confine their interests to the head office and one or two branches; but sixteen of them have 2494 branches in the various towns and villages of Western Canada. The result of this arrangement being, that when money is required in any section for a specific purpose, it can always be had, as East and West seldom require large sums of money at the same season of the year. The deposits of the Canadian banks are unprecedented, being nearly one thousand millions of dollars. The increase in deposits in 12 months was \$87,675,000.

¶ Figures speak eloquently of the growth of Western Canada. In 1901 the three provinces of Manitoba, Saskatchewan and Alberta possessed 71 banks. Now these three provinces have 671 banks. The greatest increase has taken place in Saskatchewan which has now 285 banks.

READY MADE FARMS

¶ The problem of carving out a new home in Western Canada has kept many farmers from even going to look over the land as it appears to them an undertaking of considerable magnitude.

¶ We have given considerable consideration to this matter and in many cases find it necessary to have a home ready for the settler and his family on their arrival, so that the farm will be productive at the earliest possible moment.

¶ With this end in view in the Arcola-Alameda District we are now prepared to sell improved farms all ready to move onto and start putting in the crop.

¶ If financially able the best and cheapest investment is to purchase a good improved farm, reasonably near a town.

NEIGHBORS

¶ One of the most important duties to perform in looking for a new home is to get good neighbors. This district is settled by a thrifty, progressive people largely from the United States, who sold their farms and came to the Northwest for the purpose of getting more land for themselves and sons.

OPPORTUNITIES

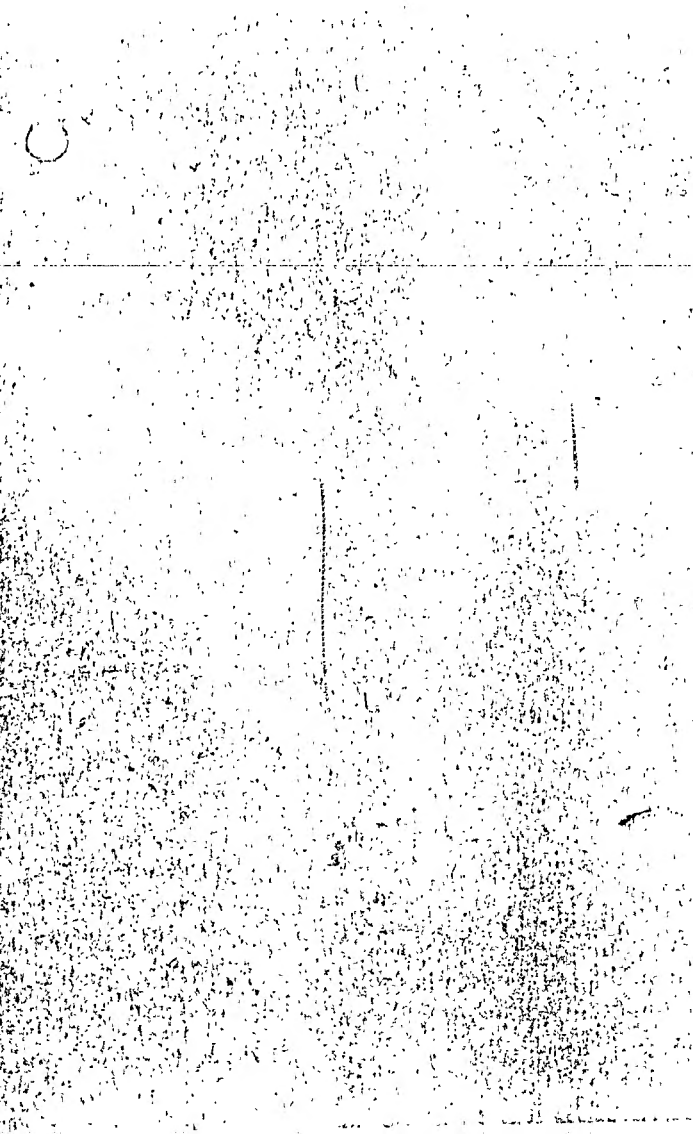
¶ Many a man today laments the fact that his father or grandfather lacked the foresight to buy cheaply, years ago, rich prairie land in Illinois or Iowa, which is now worth from \$150.00 to \$250.00 per acre. Yet, the same man, at this very moment, can find in Southeastern Saskatchewan, a like opportunity to do that which his father may have neglected.

¶ We do not believe that any man who is foot loose, can carefully read what has been said in these pages without making up his mind that either for settlement or investment, he desires a piece of Western Canada land. We are fully convinced that it is now or never with the man who would get cheap and fertile land—soon the best of its virgin opportunities will be seized. In the future, will you be one of those who tell how they made a winning in the occupation of the Last West, or one of those who tell what might have been?

WHY THE FARM LAND INVESTMENT SHOULD BE MADE IN WESTERN CANADA

The only country that has proven good enough
for the American to emigrate to.

1. The climate is favorable.
2. The soil is of best quality and practically inexhaustible.
3. The crops raised average large yields and are staple, imperishable commodities.
4. The Government is one of the world's best and most stable.
5. The country has ample railroad and market facilities.
6. The class of settlers is the best known to improve and increase farm land values.
7. The school system is efficient and up to date.
8. Taxes are low.
9. Good water is easily obtained in inexhaustible quantities.
10. The natural drainage of the country is thorough and renders it free from swampy and unhealthy districts.
11. There is plenty of labor to be had at reasonable wages.
12. Capital has confidence in and is favorable to the enterprises of the country.



"Why a Single Crop Often Pays for the Land on Which It Was Grown"

EXCURSION

CHEAP RATES
and
Other Particulars
can be
Secured From

H. W. Werd
Alameda
Sask.
Canada

PLACE STAMP
HERE.
—
UNITED STATES
AND CANADA,
ONE CENT.
—
FOREIGN, TWO
CENTS.